

POLICIES AND STRATEGIES INTRODUCTION

The citizens of Edgecomb are the engine driving this Comprehensive Plan. The focus groups, the town survey, the public forums and informational meetings have guided the evolution of its contents. We have included as an introduction to the Policies, Strategies and Implementation Schedule anonymous comments from the town survey. Some are positive, some critical, sometimes contradictory, but display an intense interest in the core values of our community.

The policies and strategies presented below are the blueprint for the realization of our vision; to change where change is needed and to preserve where preservation is desired. We invite all citizens to join in active participation in the challenges ahead by securing Edgecomb’s iconic small town, rural character.

POLICIES AND STRATEGIES LAND USE PLAN

TOWN VISION

To accommodate and guide Edgecomb’s growth while supporting the expressed wishes of the townspeople to retain their individual autonomy, the community spirit and rural environment.

“Keeping a balance between commercial development, private homes and the natural beauty of Edgecomb is key.” ...survey comment

POLICIES

1. **Preserve and protect the natural environment and unfragmented parcels of land.**
2. **Preserve and protect scenic and historic views.**
3. **Preserve and protect traditional land uses outside of the Route 1 growth areas.**
4. **Plan for impacts of climate change while providing incentives for “green” land use.**
5. **Coordinate the community’s land use strategies with other local and regional land use planning efforts.***
6. **Support the location, types, scales and intensities of land uses the community desires as stated in its vision.***

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Preserve and protect the natural environment and unfragmented parcels of land.	1. Preserve existing road patterns and restrict the creation of through roads to existing abandoned or discontinued roads.	Selectmen and Planning Board	Ongoing
2. Preserve and protect scenic and historic views.	1. Create scenic-historic overlay districts and designated view sheds. 2. Develop design guidelines to assure compatible growth in each district.	Planning Board & Historical Soc. Planning Board	3-5 years 3-5 years
3. Preserve and protect traditional land uses outside of the Route 1 growth areas.	1. Provide information to owners and developers on Edgecomb’s traditional land uses.	Planning Board	Ongoing
4. Plan for impacts of climate change while providing incentives for “green” land use.	1. Provide tax or other incentives for green businesses and construction. 2. Coordinate with regional efforts to mitigate the effects of climate change. 3. Encourage both private and public use of alternate energy sources.	Selectmen Private Initiative Private Initiative	Ongoing Ongoing Ongoing
5. Coordinate the community’s land use	1. Meet with neighboring communities to coordinate land use designations and	County Planner	Ongoing

strategies with other local and regional land use planning efforts. *	regulatory and non-regulatory strategies.* 2. Appoint delegates to represent Edgecomb on the Gateway One, River~Link, Friends of Midcoast Maine and other regional planning initiatives.	Selectmen	Ongoing
6. Support the location, types, scales and intensities of land uses the community desires as stated in its vision.*	1. Appoint a Comprehensive Plan Implementation Task Force responsible for coordination and oversight of regional participation, ordinance recommendations and review of intent, and non-regulatory strategies. This Task Force will report annually to the town meeting. 2. Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.* 3. Using the descriptions provided in the Future Land Use Plan narrative, enact or amend local ordinances as appropriate to: clearly define the desired scale intensity and location of future development; establish fair and efficient permitting procedures and appropriate fees, and streamline permitting procedures in growth areas; and clearly define protective measures for critical resource areas.* 4. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.* 5. Track new development in the community by type and location.*	Selectmen Planning Board Planning Board Budget Comm. CEO	2009 2010 2011 Annually Annually
7. Support the level of financial commitment necessary to provide needed infrastructure in growth areas.*	1. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses. *	Budget Comm.	Annually
8. Establish efficient permitting procedures, especially in growth areas.*	1. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the code enforcement officer is certified in accordance with 30-A MRSA §4451.*	Selectmen	Ongoing
9. Protect both land and water-based critical resource areas from the impacts of development.*	1. Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.8*	Implementation Comm.	Annually

* State required elements

**POLICIES AND STRATEGIES
ECONOMIC RESOURCES**

TOWN VISION

To maintain existing low impact home businesses and small commercial enterprises and encourage "green" economic growth.

"It is a working rural place with the natural resources and people to support a working rural environment with potential."...survey comment

"Telecommunication is key to development of tax revenue." ...survey comment

POLICIES:

1. Maintain a sound financial base through a balanced mix of federal, state and local revenues.
2. Provide an equitable local financial base for both residential and commercial taxpayers.
3. Encourage low-impact home-based businesses that follow traditional patterns.
4. Support the type of economic development activity the community desires, reflecting the community's role in the region.*
5. Make a financial commitment, if necessary, to support desired economic development, including needed public improvements.*
6. Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.*

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Maintain a sound financial base through a balanced mix of federal, state and local revenues	1. Include grants and federal and state aid goals in the annual budgeting process.	Budget Committee Implementation Comm.	Ongoing
	2. Make available information on tax credits and other incentives for economic development available		Ongoing
2. Provide an equitable local financial base for both residential and commercial taxpayers.	1. Consider a deferred tax cap on waterfront property held for a minimum of 20 years by the current owner.	Selectmen, Budget Committee	2015
3. Encourage low-impact home-based businesses that follow traditional patterns.	1. Support existing Broadband committee in aggressively seeking high-speed access for town.	Selectmen	Immediate
4. Support the type of economic development activity the community desires, reflecting the community's role in the region.*	1. Develop and adopt incentives suitable for the types and locations of economic development desired in the community.*	Planning Board	2020
	2. Enact or amend local ordinances, if appropriate, to reflect the desired scale, design, intensity and location of future economic development.*	Planning Board	Complete
	a. Enact ordinance to restrict, manage, and direct further expansion of sewer and water.	Utilities Comm.	2030
	b. Strengthen resource-based subdivision ordinance and enact other ordinances which may make Edgcomb more attractive to small scale farms, "green" businesses and tourist-related outdoor activities.*	Planning Board	2015
5. Make a financial commitment, if necessary, to support desired economic development, including needed public improvements.*	1. If public investments are foreseen as required, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)*	Budget Comm. Selectmen	Ongoing
6. Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.*	1. If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (local economic dev. committee, local representative to a regional economic dev. organization, the community's economic dev. director, a regional economic dev. initiative or other.*	Private Initiative (CEI)	Ongoing
	2. Initiate participation in or continue to participate in any regional economic development efforts.*	Selectmen	Ongoing

* State required elements

**POLICIES AND STRATEGIES
HOUSING RESOURCES**

TOWN VISION

To provide housing for a growing population that includes homes for low, mid, and high income families in order to add to the diversity of the present citizenry

“No smaller lots!” ...survey comment

POLICY:

1. Encourage and promote safe and affordable housing for all residents.
2. Encourage and promote adequate workforce housing to support the community’s and region’s economic development.*
3. Ensure that land use controls encourage the development of quality affordable housing, including rental housing.*
4. Seek to achieve at least 10% of all housing built or placed during the next decade be affordable.*
5. Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.*

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Encourage and promote safe and affordable housing for all residents.	1. Continue to address cost, safety and health, and promote and protect quality of life.	Town Officials	Ongoing
2. Encourage and promote adequate workforce housing to support the community’s and region’s economic development.*	1. Enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses to make housing less expensive to develop.*	Complete	
3. Ensure that land use controls encourage the development of quality affordable housing, including rental housing.*	1. Allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.* 2. Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A MRSA §4358(3)(M).*	Complete	
4. Seek to achieve at least 10% of all housing built or placed during the next decade be affordable.*	1. Create or continue to support a community affordable housing committee and/or regional affordable housing coalition.*	Town Officials	ongoing
5. Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.*	1. Work with existing regional housing coalitions and state agencies and non-profit housing providers such as Community Housing of Maine to encourage affordable housing in Edgecomb and within the contiguous towns.	Town Officials	ongoing

* State required elements

**POLICIES AND STRATEGIES
CRITICAL NATURAL RESOURCES**

TOWN VISION

To protect Edgecomb’s critical natural resources within and surrounding Edgecomb’s privately-owned undeveloped and unfragmented lands, Edgecomb’s only great pond, Lily Pond, the town-owned 853-acre Charles and Constance Schmid Land.Preserve as well as Edgecomb’s tidal frontage and its scenic vista.

“Face it. Nature’s unsoiled beauty is why we come here.” ...survey comment

POLICIES:

1. Conserve critical natural resources in the community.
2. Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.*

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Conserve critical natural resources in the community.*	1. Amend local shoreland zone standards to meet current state guidelines.*	Planning Board	As needed
	2. Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.*	Comp Plan Comm.	Completed
	3. Through local land use ordinances, require subdivisions or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. Through local land use ordinances, require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Beginning with Habitat program into their review process.*	Planning Board	Ongoing
	4. Adopt natural resource protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community’s officials, employees, and contractors.*	Planning Board and CEO	Ongoing
	5. Distribute or make available information to those living in or near critical natural areas about applicable local, state or federal regulations.*	Implementation Comm.	Ongoing
	6. Protect air quality by encouraging carbon footprint reduction and implementing green conservation practices.	Planning Board	Ongoing
2. Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.*	1. Initiate and/or participate in interlocal and/or regional planning, management and/or regulatory efforts around shared critical natural resources * and unfragmented parcels of land.	Citizen Initiative Selectmen	Ongoing
	2. Pursue public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.*	Citizen Initiative Selectmen	Ongoing

* State required elements

**POLICIES AND STRATEGIES
WATER RESOURCES**

TOWN VISION

To provide clean safe drinking water throughout the town and assure that the Lily Pond and Sheepscot and Damariscotta Rivers are pollution free.

“The land and water give us our health and well being. It sustains us.” ...survey comment

POLICIES:

- 1. Protect current and potential drinking water sources.***
- 2. Protect significant surface water resources from pollution and improve water quality where needed.***
- 3. Protect water resources in growth areas while promoting more intensive development in those areas.***
- 4. Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.***
- 5. Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.***

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Protect current and potential drinking water sources.*	1. Amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with Maine Stormwater Management Law, Maine Stormwater regulations, Maine DEP’s allocation for allowable phosphorus in land/pond watersheds, and Maine Pollution Discharge Elimination System Stormwater Program.*	Planning Board	Ongoing
	2. Adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community’s officials, employees and contractors.*	Planning Board	Ongoing
	3. Provide educational materials at appropriate locations regarding aquatic invasive species.*	State and Town office	Ongoing
2. Protect significant surface water resources from pollution and improve water quality where needed.*	1. Make water quality “best management practices” information available to farmers and loggers.*	Implementation Comm.	2012
3. Protect water resources in growth areas while promoting more intensive development in those areas.*	1. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.*	Planning Board	2012
4. Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.*		NA	
5. Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.*	1. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.* 2. Promote the use of best management practices for timber harvesting and agriculture production.*	Citizen Initiative/non-profit	Ongoing

* State required elements

**POLICIES AND STRATEGIES
MARINE RESOURCES**

TOWN VISION

To protect waters and shoreline of Edgecomb’s 26.5 mile frontage on three tidal rivers: the Damariscotta, the Sheepscot, and the Cross Rivers; and to curb and in time eliminate local pollution of these waters. To provide Edgecomb’s citizens with visual access, and possibly physical access in time, to these waters; and to manage private and public mooring and uses of the rivers.

“I would like to see public access to salt water.” ...survey comment

POLICIES:

1. **Protect, maintain and, where warranted, improve marine habitat and water quality.***
2. **Foster water-dependent land uses and balance them with other complementary land uses.***
3. **Maintain, and where warranted, improve harbor management and facilities.***
- 4 **Protect, maintain and, where warranted, improve physical and visual public access to the community’s marine resources for all appropriate uses including fishing, recreation and tourism.***

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Protect, maintain and, where warranted, improve marine habitat and water quality.*	1. Work with DEP, DMR and regional associations to protect waters and to identify and eliminate sources of point and non-point pollution.*	CEO, Planning Bd.	Ongoing
	2. Review town zoning for any ordinances or regulations that have a negative effect on the shoreline.*	Planning Board	Annually
	3. Appoint and broaden the mandate and responsibilities of the Waterfront Committee to include an annual report to the town at Town Meeting, giving current information about water quality, any impact of the year’s development along the shore or inland that would have an effect on estuarine waters and shoreline.*	Selectmen, Waterfront Comm.	2010 Annually
2. Foster water-dependent land uses and balance them with other complementary land uses.*	1. Encourage owners of shoreline to consider the benefit to the community of donating or selling at a below market value land to the town for public access.*	Selectmen, Waterfront Committee	Ongoing
	2. Research any current use taxation program for owners of waterfront land to provide access to commercial fishing.*	Budget Committee	Ongoing
3. Maintain, and where warranted, improve harbor management and facilities.*	1. Work with neighboring towns (primarily Wiscasset) to create a plan for shared resources and waters’ usage of benefit to both towns.	Harbormaster	Ongoing
4 Protect, maintain and, where warranted, improve physical and visual public access to the community’s marine resources for all appropriate uses including fishing, recreation and tourism.*	1. Catalog and publish visual water access for town use.*	Historical Society	2013
	2. Develop a plan for granting and encourage landowners to grant visual right of way.*	Historical Society & Land Trusts	2015

* State required elements

**POLICIES AND STRATEGIES
AGRICULTURE AND FORESTRY RESOURCES**

TOWN VISION

To maintain, protect, and promote small scale private agriculture, managed forests and woodlots and to increase sustainable conservation areas for public use.

“The only farm in the Maine coast area we could afford.” ...survey comment

POLICIES:

- 1. Safeguard lands identified as prime farmland or capable of supporting commercial forestry.***
- 2. Promote the use of best management practices for timber harvesting and agricultural production; support farming and forestry and encourage their economic viability.***

IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Safeguard lands identified as prime farmland or capable of supporting commercial forestry.*	1. Consult with Maine Forest Service District Forester when developing any land use regulations pertaining to forest management practices.*	Planning Board	Ongoing
	2. Consult with Soil and Water Conservation District Staff when developing any land use regulations pertaining to agricultural management practices.*	Planning Board	Ongoing
	3. Amend land use ordinances to require commercial or subdivision developments in critical areas to maintain areas with prime farm soils as open space to the great extent practicable.*	Planning Board	Ongoing
	4. Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature, tourism, outdoor recreation businesses, farmers markets and home occupations.*	Planning Board through Site Plan Review	Ongoing
	5. Permit activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, and pick-your-own operations.*	Permitted	Complete
2. Promote the use of best management practices for timber harvesting and agricultural production; support farming and forestry and encourage their economic viability.*	1. Include agriculture and commercial forestry operations in local or regional economic development plans.*	NA	
	2. Encourage owners of productive farms and forest land to enroll in the current use taxation programs.*	State	Ongoing
	3. Promote organic farming and gardens, and encourage following MOFGA protocol.*	Private and non-profit organizations	Ongoing

* State required elements

**POLICIES AND STRATEGIES
RECREATION AND CULTURAL RESOURCES**

TOWN VISION

Edgecomb, with more than a square mile of undeveloped and accessible land in its center, is a town with an abundance of land for recreational use. This land--the Schmid Preserve--in addition to other land trusts in town and on adjacent land in neighboring communities, puts Edgecomb in direct alignment with the State Goal.

POLICIES:

1. Provide for passive recreational opportunities.
2. Enhance appreciation of the rich cultural offerings in the region.
3. Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.
4. Preserve open space for recreational use as appropriate.
5. Seek to achieve at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Provide for passive recreational opportunities.	1. Distribute brochures and maps to local businesses to promote use of public recreational opportunities.	Land Trusts and private initiatives	Ongoing
2. Enhance appreciation of the rich cultural offerings in the region.	1. Publicize the many cultural offerings throughout the region. 2. Make the Eddy School's facilities and town hall available for a variety of cultural events.	Private Initiative School Comm. Selectmen	Ongoing Complete
3. Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.*	1. Continue supporting the Schmid Comm. in its maintenance and education programs. 2. Continue to partner with the regional land trusts to promote responsible use of public land and to acquire additional land in Edgecomb. 3. Monitor the town's need for interior recreational space and work with the School Committee to use the Eddy School gym. 4. Encourage use of regional recreational facilities (golf courses, swimming pools, indoor tracks, tennis courts, rinks, beaches, etc.) 5. Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or town official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.*	Pvt. Initiative regional orgs. Schmid Committee & private initiative School Committee Individual Initiative NA	Ongoing Ongoing Ongoing Ongoing
4. Preserve open space for recreational use as appropriate.*	1. Include any capital needs identified for recreation facilities in the Capital Investment Plan.* 2. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible by continued partnering and working with existing local land trusts or other conservation organizations to pursue opportunities to protect important open space or recreational land.* 3. Provide education regarding the benefits and protections for landowners allowing public recreational access on their property by making maps and information readily available at town hall, all sites and other appropriate tourist locations.*	Land trusts with local members and volunteers. Schmid Committee & local land trusts Land Trusts	Ongoing Ongoing Ongoing

5. Seek to achieve at least one major point of public access to major water bodies for boating, fishing and swimming and work with nearby property owners to address concerns. *	See Marine Resources section.		
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** State required elements*

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**POLICIES AND STRATEGIES
PUBLIC FACILITIES AND SERVICES**

TOWN VISION

To provide adequate facilities and services for the town and its small population, thereby assuring public safety and fiscally responsible governance for the citizens.

“(Public services) should be consolidated with other towns” ...survey comment

POLICIES:

- 1. Assure responsible and qualified governance, administration and management in all town matters.**
- 2. Efficiently meet identified public facility and service needs.***
- 3. Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.***

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Assure responsible and qualified governance, administration and management in all town matters.	1. Increase the number of selectmen from three to five.	Town Meeting	2010
	2. Expand duties and responsibilities of Budget Committee.	Selectmen	Immediately
	3. Require and pay for newly elected municipal officials to attend Maine Municipal Association training workshops.	Selectmen	2010
	4. Develop and publish duties and skills required to fill the various municipal offices and provide a forum for candidates to present their qualifications to the public.	Implementation Committee	Annually
	5. Plan for increased administrative staff.	Budget Committee	2011
2. Efficiently meet identified public facility and service needs.*	1. Initiate an ongoing capital planning process responding to changing needs and conditions through the budget committee or issue-oriented task forces including:	Budget Comm. As directed by Selectmen	Immediately
	a. Building needs: re-establish a building committee under the direction of the selectmen to evaluate the condition of existing town buildings and make recommendations for general maintenance, correction of safety concerns, ADA compliance and upgrading owned buildings for energy conservation measures and to initiate planning for new facilities as they are needed. Begin planning and develop construction documents for a replacement fire station.	Budget Comm.	Ongoing
	b. Road and public works: Establish a water district and sewer commission to build and oversee a pumping station, and have oversight over any expansion of services in the Davis Island area. Develop a road maintenance and replacement schedule.	Selectmen & Road Comm.	Immediately
	c. Health, safety and emergency response needs.	EMA Dir. & Fire Chief	Ongoing
	d. Utilities, energy and communication needs: Secure high speed internet access town-wide.	Selectmen	Immediately
3. Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.*	1. Restrict the expansion of water and sewer to the designated growth areas along Route 1 and Route 27.	Selectmen	2020
	2. Explore acquisition and build public works building in the area of the Salt Shed along Route 27.	Selectmen	2020

** State required elements*

**POLICIES AND STRATEGIES
FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN**

TOWN VISION

“Seeing as we just had reassessment in the last few years and we still can’t live within our budget, I am not in favor of any new expenses until we get our ‘house’ in order.” ...survey comment

“I think the roads and sewer are fine. I live here so I can enjoy the beautiful fields and woods. I would gladly pay more taxes to preserve our open space, plus water access- fresh and salt.” ...survey comment

POLICIES:

1. Finance existing and future facilities and services in a cost effective manner.*
2. Explore grants available to assist in the funding of capital investments within the community.*
3. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.*

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Finance existing and future facilities and services in a cost effective manner.*	1. Initiate an ongoing capital planning process responding to changing needs and conditions or establish issue-oriented task forces for building needs, road and public works, health, safety and emergency response needs, utilities, energy and communication needs.	Budget Committee	Immediately
	2. Implement the capital investment plan by developing a capital improvement plan.*	Selectmen & Budget Comm.	Annually
	3. Review and or update the capital improvement program annually or biennially.*	Selectmen & Budget Comm.	Annually
	4. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings.*	Selectmen & Budget Comm.	Ongoing
2. Explore grants available to assist in the funding of capital investments within the community.*	1. Develop a strategy to finance the position of a town administrator or manager.	Selectmen	2012
	2. Respond to pending capital investments by investigating tools such as regional revenue sharing, building a rainy day fund, ear-marked fees, TIF revenues, grants, subsidies, and state and federal revenue sharing programs.	Selectmen	Ongoing
3. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.*	NA		

* State required elements

**POLICIES AND STRATEGIES
HISTORICAL, ARCHAEOLOGICAL AND SCENIC RESOURCES**

TOWN VISION

To protect Edgecomb’s critical natural resources within and surrounding Edgecomb’s privately-owned undeveloped and unfragmented lands, Edgecomb’s only great pond, Lily Pond, the town-owned 853-acre Charles and Constance Schmid Land. Preserve as well as Edgecomb’s tidal frontage and its scenic vista.

*“How can we preserve our sense of community
if we don’t preserve our history” ...survey comment*

POLICY:

1. Preserve and protect the town’s historical and archaeological resources

POLICY AND STRATEGY IMPLEMENTATION SCHEDULE

Policy	Strategy	Responsibility	Timetable
1. Preserve and protect the town’s historical and archaeological resources	1. Seek grants to provide on-site information, such as descriptive plaques and pamphlets, in kiosks about historic sites such as cellar holes, industrial operations, mines in publicly accessible places.	Historical Society, Schmid Comm., area land trusts.	Ongoing
	2. Utilize tools such as preservation easements, deed restrictions, and protective covenants to protect at-risk resources.	Historical Society working with area & state preservation groups and land trusts	Ongoing
	3. Maintain historic structures survey (on file at town hall, Eddy School and Maine State Historic Preservation office).	Historical Soc.	Complete
	4. Request that the Historical Society conduct a survey of abandoned historical industrial and domestic sites including brickyards, ice harvesting sites, quarries and farms.	Historical Society	2014
	5. Identify both natural scenic areas and scenic areas containing significant structures and create a scenic overlay district to protect these areas.	Planning Board and Historical Society	2017

** State required elements*